San Bartolomé (Lanzarote) - España - europan 11

FROM CITY TO LANDSCAPE



CATEGORY urban/architectural

LOCATION San Bartolomé (Lanzarote Island)
POPULATION 18,517 inhab.
STRATEGIC SITE 50.17 Ha. PARTIAL PLAN AREA 5,112 Ha.
SITE OF PROJECT 9.45 Ha
SITE PROPOSED BY City of San Bartolomé and Canary Islan Regional Government
OWNER OF THE SITE City Council 77.15%; the rest, private

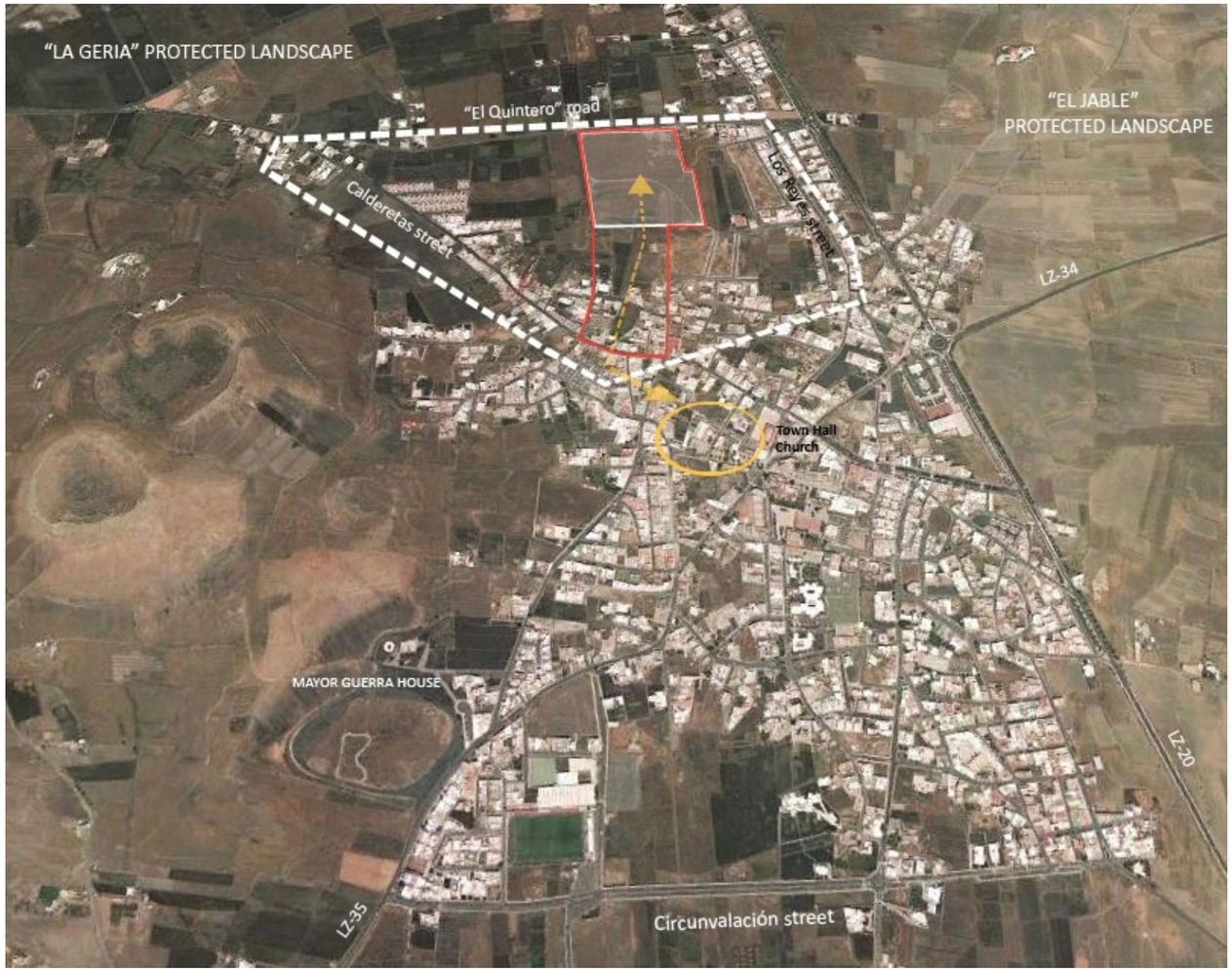
COMMISSION AFTER COMPETITION Drafting of project for social housing under public initiative, commissioned by the Canary Housing Institute (Canary Islands Regional Government), once the planning is approved

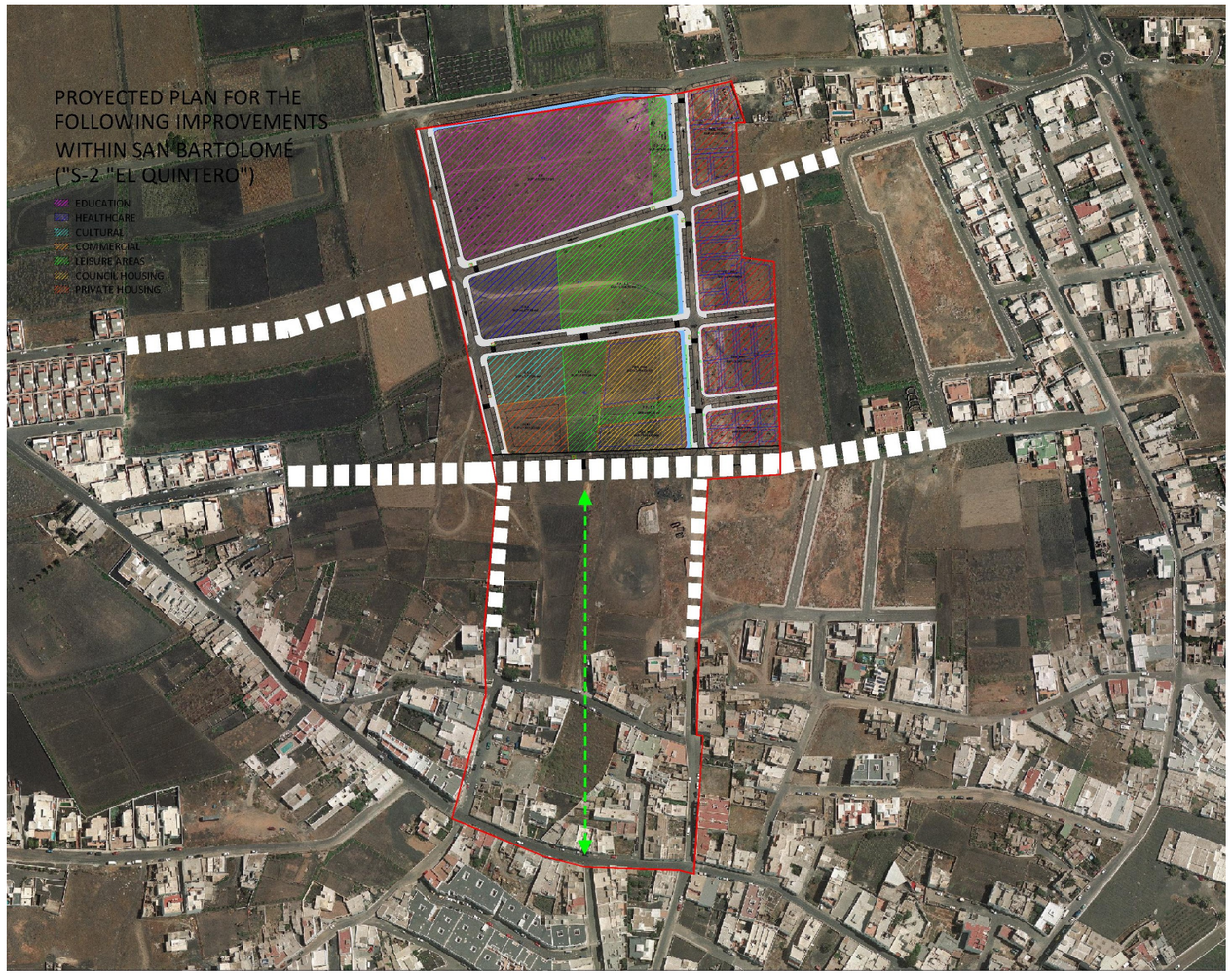
TRANSFORMATION OF SITE
The construction of social housing under public initiative, in parallel with educational, health, cultural and business initiatives, is proposed for a predominantly publicly owned site in an area north of the city, between two trunk roads lined with buildings.

The connection between this new sector and the consolidated city will be via a structuring green area, linked to the encouragement of low-impact mobility modes and the study of the transition between the urban and the natural environment

CITY STRATEGY
The aim of this EUROPAN competition proposal is to develop quality public housing in a rural setting declared as a UNESCO Biosphere Reserve. Once Sector No 2 is urbanized, social housing under public initiative and public facilities (primary school, seniors centre, shopping centre, cultural centre, etc.) will be built alongside the green zone structuring. This initiative will bring major improvements to San Bartolomé.
Special attention will be paid to the treatment of the transition between the urban and the natural environments, between public, private and communal spaces, in which the design of the green zone is regarded as the main topic of the proposals. It's also important the number of housing units proposed and the design of the areas in between housing, inside the plots and with the green public areas around .

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SITE DEFINITION

Lanzarote Island was declared a Biosphere Reserve in 1993. The symbiosis on Lanzarote between man and nature is, without a doubt, the main reason for this international recognition. This is the first time that the recognition has been applied to an entire territory .

The San Bartolomé municipality, which has a primarily service-oriented economy, is in the centre of Lanzarote island, part of the east corridor of the island where the majority of the population lives. The gentle topography of the area has an altitude of 280m. It is surrounded by Geria and El Jable protected areas, which further highlight the boundary nature of this operation, while at the same time appealing for particular sensitivity in initiatives in this environment .

NEW MOBILITY

The driving force underlying the Master Plan currently in the pipeline includes the promotion of a pedestrian - cyclist path around the main core of San Bartolomé. The area plan for "El Quintero" envisages a green area which penetrates the urban area and crosses the sector, facilitating non-vehicular movements between the town centre and the public facilities, and a connection to the pedestrian-bicycle path as an alternative car-based transit.

NEW SUSTAINABLE DEVELOPMENT

The planned housing and green areas or public spaces are expected to reduce their environmental footprint by encouraging waste water treatment and renewable energy use (mini wind and solar power), which will reduce electricity costs

NEW WAYS OF LIFE

The proposed site plan envisages more than 164 homes, of which at least 38 will be social dwellings under public initiative. This construction works in the entire area covered by the Partial Plan will increase the total population in the municipality by 2.65%. The envisaged facilities will enhance the area's social life while at the same time maintaining a close relationship with the rural environment.

Competitors will be supplied with a copy of the old and the new Partial Plans (currently under legislative review) as a means to provide information, guidance and assessment for the production of their proposals .

Public housing area: 3.748,85 m2.
Building ratio per area: 1,20 m2/m2.
Green area: 8.457,43 m2.
Building ratio in green zone: 0,10 m2/m2

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